

Your Rates Explained



Banana
SHIRE
SHIRE OF OPPORTUNITY

Have your next rate notice delivered to your inbox.

Having your rate notice delivered electronically will make it easier and more convenient for you to manage your payments, save paper, and reduce waste.

Follow the three simple steps to set up EzyBill and receive your rate notice via email.

Step 1: Go online banana.ezybill.com.au or scan the QR code



Step 2: Create your EzyBill account



Step 3: Register your notice



Message from the Mayor

Dear Residents,

I'm pleased to share with you the key information about Banana Shire's Rates and Charges for the 2025/26 financial year, alongside an update on the major investments Council is making across the region.

This year's budget continues Council's commitment to long-term financial sustainability while delivering the infrastructure and services our community needs. We're projecting a modest operating surplus of \$41,000 and a net result of \$19.5 million after capital items — supported by record external funding and fully funded depreciation.

Council has committed to a \$46.1 million capital works program, which includes projects that will improve our roads, water and sewerage infrastructure, and community facilities. Key initiatives include the \$3 million Biloela Splash Park, \$4.17 million for Injune Road Stage Two, and \$3.92 million for the Boundary Hill Waste Facility upgrade.

We've also taken steps to minimise the impact of recent land revaluations. The average rate increase across all categories is 4.42%, with most residential ratepayers seeing around a 3% increase. Rate capping has been retained again this year to help ensure stability for both residential and rural landholders.

This budget reflects a sensible and community-focused approach — strengthening Council's financial base while investing in the region's growth, liveability and resilience.

Thank you for your continued support.

Cr Nev Ferrier
Banana Shire Mayor



KEY PROJECTS

Orange Creek Road (Stage Two)
\$1.93 million

Shepherdsons Road Rehabilitation
\$1.8 million

Jambin Dakenba Road Rehabilitation
\$1.4 million

Paines Road Reconstruction
\$1 million

Injune Road (Stage Two)
\$4.17 million

Boundary Hill Waste Facility
\$3.92 million

Magavalis Netball Court Upgrades
\$2.18 million

Biloela Splash Park
\$3 million

Theodore Water Treatment Plant Upgrade (Stage One)
\$1.88 million

MAJOR PROJECTS

RATE NOTICE DATES 2025/2026

JULY TO DECEMBER 2025

ISSUE: 11 AUGUST 2025 | DUE: 15 SEPTEMBER 2025

JANUARY TO JUNE 2026

ISSUE: 9 FEBRUARY 2026 | DUE: 17 MARCH 2026

YOUR RATES EXPLAINED

Banana Shire Council issue rate notices twice a year – in August and February. From the date of the notice, property owners have 35 days to pay or enter into a payment arrangement. A 10% discount on applicable rates and charges will be allowed if payment of the full amount outstanding, including any overdue rates and interest, is received by the due date shown on the notice.

Differential General Rate

Council reviews its differential rate categories and charges each year during the budget process in an effort to better recognise the different levels of facilities and services required by different classes of land, together with their respective impact on the local government area as a whole. All land within the Banana Shire is assigned a category and is charged accordingly.

Minimum General Rate

The minimum amount payable of a differential general rate determined by Council, irrespective of valuation.

Limitation of Increase (Rates Capping)

Pursuant to Section 116 of the Local Government Regulation 2012, Council will limit the increase in the general rates in the following differential general rate categories:

CATEGORY NAME	% INCREASE I.E. "THE CAP"
Biloela Town – Residential	15%
Other Towns – Residential	15%
Taroom Town – Residential	15%
Rural Residential	15%
Biloela Town – Multiple Dwelling	20%
Barracks & Quarters – <251	20%
Other Towns – Other	20%
Industrial <= \$100,000	10%
Rural 1 – \$0 – \$600,000	10%
Rural 2 – >\$600,000	10%
Taroom Rural 3 – >\$2,800,001	20%
Bauhinia Rural	20%
Pump Sites	30%
Feedlot <2001SCU	30%

If the general rates for the last financial year were for a full year, the limitation of increase will be last year's general rate amount increased by the stated percentages above. If the general rates for the last financial year were not for a full year, the limitation of increase will be the corresponding annual amount of last year's general rate increased by the stated percentages.



How land valuations affect Council rates

Council uses the unimproved or site valuations provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to calculate general rates. Note: A valuation decrease or increase does not mean that rates will also decrease or increase by the same percent. Council adjusts the levy to smooth valuation changes and avoid significant increases or decreases for individual ratepayers. As Council does not issue the valuations, or have the ability to change the valuation, enquiries need to be directed to the local office of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development on 13 74 68 or ValOperations1@resources.qld.gov.au



Supplementary Notices

Supplementary Notices may be issued at various times during the year to some ratepayers to account for changes to their services or valuations. For example; sewerage pedestal rates after building a new residence on vacant land; commencing a garbage service; issue of a new or amended valuation as a result of a property record split or amalgamation or resurvey of parcels, etc. Council will also grant a 10% discount on supplementary levies providing all rates and charges are paid by the due date.



Subsidy available for pensioners

The State Pensioner Subsidy of 20% (to a maximum of \$200 per annum) and a Council Pensioner Remission of 20% (to a maximum of \$310 per annum) will be allowed on all current Council rates and charges as levied. Eligibility requirements include:

- Must be a holder of a Queensland Pension Concession Card or a Veterans' Affairs Gold Card (Senior Card holders are not eligible).
- Must be the owner or life tenant of the property and legally responsible for paying local government rates and charges levied.
- Subsidies can only be granted on the principal place of residence.
- Pensioners must apply for the subsidy each year.

The State Fire and Emergency Services also allow a 20% discount on the State Emergency Management Levy. Application forms can be obtained from Banana Shire Council offices and website.

UTILITY CHARGES



Sewer

Council's sewerage charges are set to recover the cost to Council of operating the sewerage network.



Water

Water charges are determined on a user pays basis and collected to recover the cost of provision of infrastructure and the costs of operating and maintaining the water supply system. The charges will comprise of;

- an access charge for all properties, whether connected or not, to which Council is prepared to make a supply of reticulated water available; and
- a charge for each kilolitre of water used (consumption charge).



Garbage/Refuse

Council's waste management charges are set to recover the cost to Council of providing refuse collection services, and a portion of the cost of transfer stations.



SEPARATE RATES AND CHARGES



Environmental Levy

The Environmental Levy is a separate charge for all rateable properties in the Shire. Funds raised from this levy are used to assist in defraying the cost of Council's Shire Wide Waste Strategy (the strategy incorporates the operation of landfill sites throughout the Shire, undertaking consequential environmental initiatives for the purpose of environmental protection, sustainability and conservation).



State Emergency Management Levy

The State Emergency Management Levy is NOT a Banana Shire Council charge. Councils throughout Queensland collect and remit this levy on behalf of the State Government and funds ensure a sustainable funding base for Queensland's fire and emergency services. Enquiries regarding the State Emergency Management Levy can be made by phoning 13 QGOV (13 74 68).



Rural Fire Brigade Levy

Is charged on rateable land that is not serviced by urban fire fighting services to fund the ongoing operation and maintenance of the rural fire brigades.



For a breakdown of charges and water consumption tier limits, please refer to Council's website.



NOTICE OF CATEGORISATION PURSUANT TO
CHAPTER 4 PART 5 DIVISION 1 OF THE LOCAL
GOVERNMENT REGULATION 2012

That in accordance with Section 81 of the Local Government Regulation 2012, the following rating categories have been adopted for the 2025/2026 year. Rateable land is identified and included in its category having regard to its description, Council's differential rating maps and the Department of Resources Land Use Codes.

Category Name (Section 81)	Rate (Cents in the \$)	Minimum Differential General Rate
Biloela Town - Residential	2.99863	911.36
Moura Town - Residential	11.01577	911.36
Other Towns - Residential	3.94306	911.36
Taroom Town - Residential	3.47433	911.36
Rural Residential	2.40824	911.36
Taroom Rural Residential	1.09101	911.36
Biloela - Multiple Dwelling	4.96837	1508.34
Moura - Multiple Dwelling	14.0256	1508.34
Other Towns - Multiple Dwelling	3.45359	1508.34
Taroom - Multiple Dwelling	5.04451	1508.34
Barracks & Quarters - <251	35.28734	31,648.38
Barracks & Quarters - >250	36.13165	87,769.84
Biloela Town - Other	2.53196	940.40
Moura Town - Other	8.12068	940.40
Other Towns - Other	4.34939	940.40
Taroom Town - Other	3.36155	940.40
Rural Commercial	2.53196	940.40
Large Commercial	6.70889	26,595.92
Industrial <= \$100,000	20.19895	3,308.14
Industrial > \$100,000	5.2608	8,697.74
Heavy Industrial	82.07048	75,848.44
Other	7.86236	3,434.48
Grain Bulk Storage	11.71762	8,055.80
Water Facility/Storage	5.65532	3,491.24
Rural 1 - \$0 to \$600,000	0.54899	945.76
Rural 2 - >\$600,001	0.3399	3,296.00

Category Name (Section 81)	Rate (Cents in the \$)	Minimum Differential General Rate
Taroom Rural 1 - \$0-\$1,000,000	0.28893	945.76
Taroom Rural 2 - \$1,000,001 - \$2,800,000	0.22995	3,286.52
Taroom Rural 3 - >\$2,800,000	0.21626	7,902.00
Dawson Bauhinia Rural	0.24885	4,856.08
Pump Sites	2.83539	102.52
Feedlots - <2,001 SCU	26.80271	1,000.64
Feedlots - 2,001 - 5,000 SCU	35.51025	4,310.36
Feedlots - 5,001 - 10,000 SCU	38.02666	8,556.42
Feedlots - 10,001 - 20,000 SCU	44.50666	20,028.24
Feedlots - >20,000 SCU	48.58888	36,441.58
Extractive - Coal \$0 - \$10,000,000	19.32109	89,930.56
Extractive - Coal \$10,000,001 - \$20,000,000	19.4438	213,716.34
Extractive - Coal > \$20,000,000	9.34767	269,791.64
Extractive - Other	5.67236	17,958.22
Extractive - Quarries	7.76426	26,758.04
Petroleum - 0 to 1000 hectares	282.75	21,077.68
Petroleum - >1000 hectares	143.0795	73,186.42
Coal Fired Power Station	93.73462	666,725.32
Battery Storage 1MW - 19MW capacity	12.4922	6,232.00
Battery Storage 20MW - 49MW capacity	10.674	16,916.00
Battery Storage 50MW - 99MW capacity	9.9122	28,935.00
Battery Storage 100MW - 199MW capacity	8.3872	59,473.00
Battery Storage >200MW capacity	7.6244	100,647.00
Wind Farm 1MW - 49MW capacity	10.674	17,156.00
Wind Farm 50MW - 99MW capacity	9.9122	40,029.50
Wind Farm 100MW - 199MW capacity	8.3872	74,341.00
Wind Farm - > 200MW capacity	7.6244	125,808.00
Solar Farm 1MW - 49MW capacity	10.674	34,312.00
Solar Farm 50MW - 99MW capacity	9.9122	80,059.00
Solar Farm 100MW - 199MW capacity	8.3872	148,682.00
Solar Farm - > 200MW capacity	7.6244	251,616.00



Objections against categorisation

The general rating category in which your land is included was identified by Banana Shire Council (the decision maker). You may object to the categorisation of the land by stating your objection in writing to Banana Shire Council within (30) thirty days after the date of issue of the Rate Notice. The only ground of objection is that you believe your property should be in another rating category. Giving written notice of objection will not, in the meantime, affect the levy and payment of rates. If your land is included in another general rating category because of the objection, an adjustment of rates will be made by Council.

Written objections should be sent to:
The Chief Executive Officer, Banana Shire Council,
PO Box 412, Biloela, QLD, 4715 or
email enquiries@banana.qld.gov.au



Can I get my notices emailed?

How do I get a copy of my rate notice?

Ratepayers can sign up for EzyBill to receive rates notices electronically, making it easier to manage payments, access notices instantly, save paper, and reduce waste. Visit Council's website and follow the simple steps to sign up for EzyBill.



How do I update my contact details?

Registered owners must notify Council each time their postal address changes to ensure records are up to date. Council has no power to change an address of its own accord without receiving written advice from an owner to do so. If you have changed your email address and are using EzyBill, log on to your account, using your existing login details, and update your email address.

Can I change my name or remove an owner from the rate notices?

This cannot be done through council. You will need to contact the Queensland Titles Office and lodge the necessary forms and payment. Council will then be notified of the changes and be able to update our records accordingly.

Can I make pre-payments towards my rates?

Yes, you can set up or make regular payments towards your rates via any of Council's preferred payment options. Pre-payment of rates can assist in lessening the burden of a lump sum payment. All payments received prior to the rates billing will appear on the notice as a balance brought forward and will be deducted off the total rates for that period.



Did you know?

Some of our most frequently asked questions

When are rate notices issued?

Banana Shire Council issue rate notices twice a year – in August and February. Water usage charges are also included on these notices. From the date of the notice, property owners have 35 days to pay or enter into a payment arrangement.

I am a Pensioner am I eligible for a subsidy?

Pensioner concessions on rates and charges are available to eligible applicants. If you are the holder of a Queensland "Pension Concession Card" or DVA Gold Card and the property is your principal place of residence, you may apply for a concession on your rates and charges. A pension concession application (available from Banana Shire Council offices and website) must be submitted to Council with a copy of your Pension Card.

How do I receive a reminder to pay so I don't miss discount?

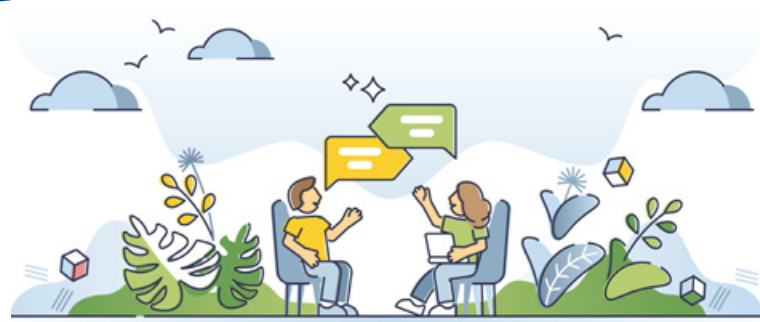
Sign up using our SMS notifications registration form to receive a text message reminder 5 days before rates and charges are due for payment. Council also posts reminder messages on our Banana Shire Council Facebook page.

Do I get a discount for paying my rates on time?

Council offers a 10% discount on eligible rates and charges if full payment is received by the due date. In order to take advantage of the discount Council offer for early payment – the full amount, including any rate arrears and interest must be paid on or before the due date. Electronic payments processed after the nominated payment cut-off time on the due date by your financial institution or bill payment service will not be eligible to receive a discount.

I am having difficulty paying my rates by the due date. What do I do?

Council is prepared to accept reasonable payment arrangements from property owners who are experiencing financial difficulties and cannot pay their rates by the due date. If you are having difficulties please submit a rates payment commitment application or contact Council's Rates Department before the due date shown on the notice. All payment plans will be confirmed in writing and interest will still apply on outstanding rates and charges.



Is interest charged on overdue rates?

In accordance with section 133 of the Local Government Regulation 2012 interest charges will be applied to all overdue rates or charges. From 1 July 2025 interest will accrue at a rate of 11% per annum, compounding daily. To avoid interest charges you must pay your rates in full by the due date.

What happens if I don't pay my rates?

Unpaid rates are considered overdue and recoverable by Council once the due date has passed. If you have overdue rates, and do not have an approved payment arrangement with Council or fail to maintain your payment commitment, your debt could be referred to an external debt collection agency. If your debt has been referred to the external debt collection agent and remains unpaid, you could face legal (Court) action that could cost (depending on the size of your rates debt) hundreds or even thousands of dollars in legal fees. When rates remain unpaid in excess of three (3) years, Council has the ability to instigate sale proceedings in accordance with the Local Government Regulation 2012.

My water consumption seems high. What do I do?

Before contacting Council, it is recommended that you refer to the back of your Water Consumption Advice, and follow the instructions on detecting leaks and reading your water meter. It is also important to note, if your meter has recently been replaced, you may notice an increased water consumption due to the meter now recording correctly. Further enquiries can be directed to Council's Water Services Section.

Monitor Water Consumption - Sign up to Aqualas Water via <https://banana.aqualas.com/> to monitor your water consumption, receive monthly consumption reports and allow remote meter reading to properties connected to Council's reticulated water supply within Banana, Callide Dam, Thangool, Biloela, and Moura.

For application forms or more information on any of the above, visit Banana Shire Council's website www.banana.qld.gov.au



CONTACT COUNCIL

Customer Service Centres

Biloela

Shire Chambers
62 Valentine Plains Road,
Biloela, QLD 4715
8.00am to 5.00pm
Mon - Fri

Moura

Administration Office
34 Gillespie Street,
Moura, QLD 4718
8.30am to 5.00pm
Mon - Fri

Taroom

Administration Office
Yaldwyn Street,
Taroom, QLD 4420
8.00am to 5.00pm
Mon - Fri

Phone, Email and Postal Address

Phone: (07) 4992 9500

Fax : (07) 4992 3493

Email: enquiries@banana.qld.gov.au

Postal Address: PO Box 412, Biloela, QLD, 4715

Website

Visit www.banana.qld.gov.au



Frequently Asked Questions

<https://www.banana.qld.gov.au/homepage/148/frequently-asked-questions>



Pay your rates online

www.bpoint.com.au/payments/bananashire



Visit BSC Rates & Utilities website

www.banana.qld.gov.au/council-services/corporate-and-community-services/rates-utility-charges